Alternative Site Analysis

Per the County's Wireless Telecommunication Ordinance, the site search first attempted to identify any preferred zones or land uses. What follows is a summary and discussion of our site search process for the AT&T "Campo" project. When searching for a site for the AT&T "Campo" search ring, the goal was to address the coverage objective utilizing the fewest number of installations possible. The site search first attempted to identify preferred zones and land uses, as required by the County's Wireless Telecommunication Ordinance.

- **Preferred Zones: Industrial and Commercial**

Within and around the project search ring area there are no industrial or commercial zones. The vicinity zoning map depicts the open space and residential character of the project area. Parcels in preferred zones (C37 and M52) are located over ½ mile away from the subject site, to the east and slightly north where Highway 94 meets Forest Gate Road. The critical factor is that these properties are roughly 250' lower in elevation (2550') than the subject site (2884'), which is a crippling loss in height for the proposed service area. Not only are these properties lower in elevation, but there are situated in such a way that would create more of a visual impact than the proposed facility. Lowering elevation by such a significant factor does not reduce the height needed but only necessitates at least one if not two additional facilities along the scenic highway.

- **Preferred Locations:**
    - ***Public Right of Way / Utility Poles***

      Public right-of-way solutions are sometimes relied upon where small, "voice only" sites area acceptable, or were sometimes relied upon with earlier generation wireless facilities when the requirements for data capacities were less and quick voice only coverage solutions were acceptable. The current generation AT&T broadband installation requires a minimum of 200 square feet of base station area and the capacity to carry 8 to 12 panel antennas. No public right-of-way location was identified that could accommodate the AT&T facility required to provide adequate coverage and service level for the project.

    - ***Water Tanks***

      Water tank sites are preferred siting solutions within the Telecommunications Ordinance and by the wireless providers since these sites represent nonresidential land uses that are often located within residential communities, and are frequently located on desirable high ground. In the case of the AT&T Campo project, there are no existing water tank sites that could serve this project objective.

- ***Non-Residential Land Uses***

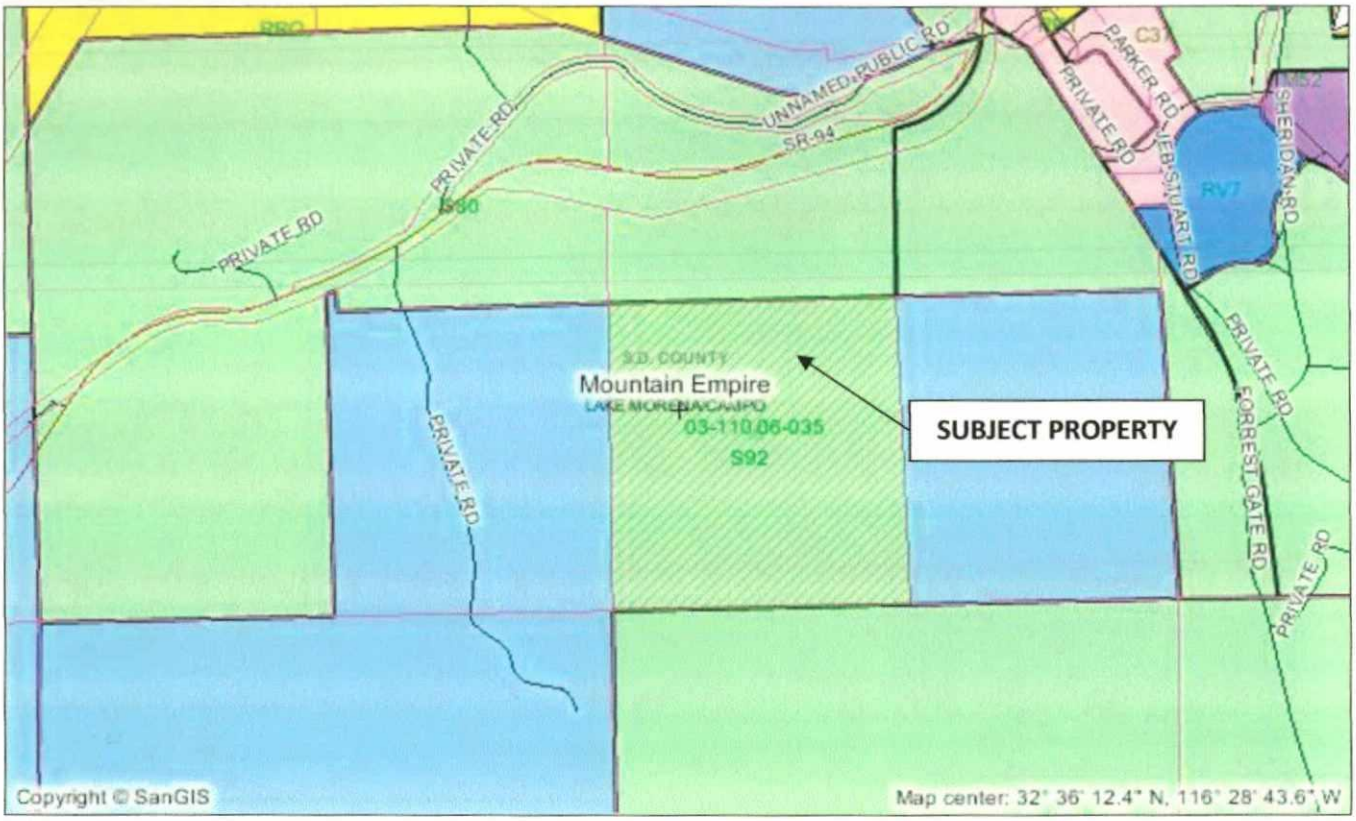
  Opportunities for any non-residential land uses were examined. Our search for non-residential land uses included any possible commercial sites, park sites, fire stations, schools, churches, community centers and open space areas. The aerial photograph provided below illustrates the fully rural residential nature of the community around the project site. Located approximately ½ mile to the NE of the project site is the community of Campo and an area of C37 (commercial) zone. This area was not considered as an alternative due to its low topographical location and its isolation from Highway 94. The proposed project location, consisting of an existing co-location telecommunications site, affords a commanding view / line-of-sight over a very large area of the valley below, including a significant segment of Highway 94, Campo and surrounding lands. A site located in the commercial district of Campo would provide coverage only in that community area and at least two other WCFs would be need to achieve a comparable degree of coverage. Thus the applicant has concluded that there are no viable non-residential land uses available to serve the Campo coverage objective.

- ***Co-location Opportunities***

  The project site is occupied with a number of communications facilities, including government and commercial operations. Located on the project site is a Verizon monopole. This monopole is picture below. The existing monopole is 62 feet tall, with omni-whip type antennas to 79 feet. This monopole was designed to be co-locatable by attaching additional segments of steel columns to the top of the pole. However, the applicant did not pursue this collocation opportunity intensively since it was not considered to be a supportable aesthetic design. This existing pole is fully occupied with County Sheriff's Department and Verizon communications antennas; T-Mobile also leases space below Verizon but is not installed. However, AT&T has obtained a final determination from County staff via email from Greg Locke stating that the County is not interested in a collocation with AT&T on this existing monopole.

Per the zoning map below, the subject property is surrounded by open space and rural residential/agricultural zoning. Per the aerial view on the following page, the surrounding land uses are solidly residential.

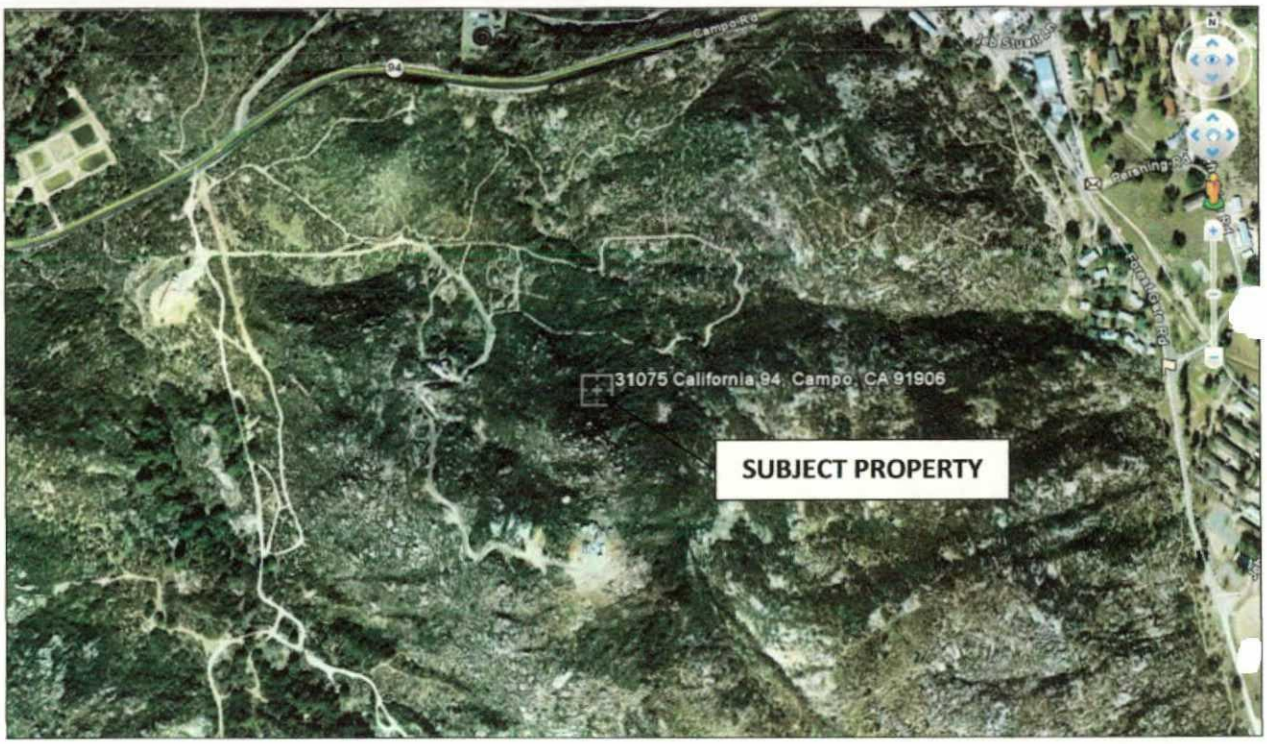
ZONING MAP



Preference Categories

Section 6986 of the Telecommunications Ordinance (Preferred Sites) identifies the preference categories assigned to proposed zones and locations. The project site is zoned S-92, which has a residential base zone. This is not a preferred zone. The project location is on an existing co-location telecommunications site which, being within a residential zone, is not a preferred location. However, the site does represent a colocation installation, with existing government and commercial communications equipment in place. Thus the proposed installation achieves the intent of the Municipal Code by utilizing a co-location site within an area that has no single family dwellings nearby. The utilization of this single 60' faux utility pole avoids unnecessary proliferation of communications towers and provides for future carriers. The proposed facility is sensitive to the underlying zone and surrounding areas by minimizing visual impacts with a camouflaging device.

AERIAL VIEW



Public Benefit

The serious lack of coverage in and around the project area has significant public safety considerations. The majority of 911 calls are now placed by wireless telephone, and many of the emergency responders now rely upon the wireless networks to a large degree for their communications. The proposed wireless facility would be "E-911 compliant", meaning that emergency calls placed from the wireless phones of other carriers would connect through the proposed AT&T site. In such hilly areas, regular radio communications may not be reliable, but the cellular networks provide secure communications for areas having network coverage. Also, the wireless systems have the ability to locate lost, injured or stranded persons with the GPS aspect of the cellular networks. These rural communities of the County are vulnerable to isolation in the event of wildfires, earthquakes or other public emergencies if regular landline communications become severed. The installation of the proposed AT&T facility would greatly enhance personal, business and emergency communications for this rural community San Diego County.